



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

July 5, 2016  
1607-PUD-10  
Exhibit 1

**Docket Number:** 1607-PUD-10 (Ordinance No. 16-19)

**Petitioner:** Big Hoffa's Restaurant by EdgeRock Development, LLC

**Request:** A change in zoning from the SF-3: Single-Family Medium Density District to the Big Hoffa's Restaurant Planned Unit Development (PUD) District.

**Current Zoning:** SF-3: Single-Family Medium Density District

**Current Land Use:** Vacant/Residential

**Acreage:** 2.66 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Concept Plan
4. Illustrative Character Exhibits
5. Big Hoffa's Restaurant PUD Ordinance (Ord. 16-19)
6. Sub-District Addendum

**Staff Reviewer:** Amanda Rubadue, Associate Planner

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**PETITION HISTORY**

This petition was introduced at the June 13, 2016, City Council meeting. The petition will receive a public hearing at the July 5, 2016, Advisory Plan Commission (the "APC") meeting. The petitioner held a neighborhood meeting on June 16, 2016.

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**PROJECT OVERVIEW**

**Project Location:** The petitioner is requesting a change in zoning to the Big Hoffa's Restaurant Planned Unit Development (PUD) District (see **Exhibit 3**) for approximately 2.66 acres located on the northeast corner of East Street and State Road 32 (see **Exhibit 2**).

The property is located within the Junction Sub-District within the Grand Junction District as set forth in the Westfield-Washington Township Comprehensive Plan. The Grand Junction Addendum: Sub-Districts of the Grand Junction (the "Sub-District Addendum") further identifies this property as primarily located within the Main Street Corridor (see **Exhibit 6**).

**Property History:** The property is currently zoned SF-3: Single-Family Medium Density. Adjacent properties to the north and east are also zoned SF-3. Properties to the south and west are zoned LB-H: Local Business/Historical District.

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## **ZONING REQUEST**

The petitioner requests this change in zoning to allow for the relocation of Big Hoffa's restaurant on the subject property.

**Default Standards:** The Big Hoffa's Restaurant PUD Ordinance (the "PUD Ordinance") (see **Exhibit 3**) defaults to the GB: General Business District as the Underlying Zoning District.

**Permitted Uses:** The PUD Ordinance permits those uses identified within the Underlying Zoning District and incorporates a prohibition of automobile dominated uses with a drive-through or pick up window as contemplated by the Sub-District Addendum.

**Development and Design Standards:** As proposed, the PUD Ordinance defaults to the Development and Design Standards as identified in the Westfield-Washington Township Unified Development Ordinance (the "UDO"), including application of the State Highway 32 Overlay District. The PUD Ordinance proposes modifications that accommodates the proposed development and generally includes modifications pertaining to setbacks, landscaping and architecture. The proposed modifications are generally consistent with the recommended guidelines of the Sub-District Addendum.

**Round-About:** The Sub-District Addendum establishes the policy for the community's desired design for future development that abuts the Main Street Corridor and establishes the community's position with regard to the State Highway 32 expansion through downtown (see page 37-43 of the Sub-District Addendum). As detailed in the Sub-District Addendum, a round-about is contemplated at the intersection of East Street and Main Street. In working with the City's Public Works Department and this Department, the petitioner's proposed PUD Ordinance accommodates the anticipated round-about (see Concept Plan).

**Comprehensive Plan:** The Westfield-Washington Township Comprehensive Plan identifies this Property within the "Downtown" land use classification. The "Downtown" area was further studied in 2008 after the formation of the Grand Junction Task Group (the "GJTG"). The study resulted in an amendment to the Comprehensive Plan known as the Grand Junction Master Plan and Addendum, adopted in 2009, and then subsequently the adoption of the Grand Junction Implementation Plan (the "Implementation Plan"), an amendment to the Comprehensive Plan adopted in 2013. The studied land use component of the Implementation Plan identified several sub-districts.

In 2015, the Grand Junction Addendum: Sub-Districts of the Grand Junction was adopted, and then amended in May, 2016, to include the Junction Sub-District (the "Sub-District Addendum"). The subject property is located within the Junction Sub-District. The Sub-District Addendum further identifies this property as primarily located within the Main Street Corridor (see **Exhibit 6**). The Sub-District Addendum provides a detailed vision for the Junction Sub-District as established by the Implementation Plan.

The vision for the Junction Sub-District is to accommodate future mixed-use development and redevelopment with the core of downtown by balancing the historic charm and character with contemporary, place for visitors and residents to connect, shop, eat, live, work and be entertained. The Junction Sub-District is intended to serve as a focal point for the community, and is where a complete range of goods, services and entertainment are located.

The desired character for the “Main Street Corridor” is characterized as follows within the Sub-District Addendum (page 20):

With the exception of the Grand Junction Plaza Block sub-area, the Main Street Corridor generally includes a block north and a block south of State Highway 32 extending from Poplar Street to east of East Street.

Main Street serves as the backbone through Grand Junction and should focus on form over function. New buildings should be located along a build-to-line on the adjacent right-of-way line to frame the public space. New buildings shall be a minimum of two usable stories, with three plus stories encouraged. First floor building facades should be designed for a pedestrian-scale and contribute to the public realm to which it abuts.

Land uses are encouraged to be a mix of uses typically associated with central business and entertainment districts. Residential uses should generally be restricted from the first floor with this sub-area.

The Sub-District Addendum further establishes recommended design requirements (e.g., landscaping, lighting, signage, architecture) for development within the Main Street Corridor (see page 61 of the Sub-District Addendum).

The complete Sub-District Addendum has been included with this report for reference (see **Exhibit 6**)

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## **PROCEDURAL**

**Public Hearing:** Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the July 5, 2016, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

## **Statutory Considerations:**

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.



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5. Responsible growth and development.

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**DEPARTMENT COMMENTS**

1. **Action: Hold a public hearing at the July 5, 2016, Plan Commission meeting.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Amanda Rubadue at 317.432.6663 or [arubadue@westfield.in.gov](mailto:arubadue@westfield.in.gov).